

Call to Order:

The meeting was called to order at 7:30 p.m. Present were Chair Zach Bergeron, members Vincent Chiozzi, Jay Doherty, Joan Duff, Ann Knowles and associate member Steve Pouliot; also present were Paul Materazzo, Director of Planning and Jacki Byerley, Planner.

50 Frontage Road – Cambridge Isotope Laboratories:

Mr. Bergeron opened the public hearing on an application filed by Cambridge Isotope Laboratories for a Special Permit for Major Non-Residential Project for interior renovations and the conversion of an existing interior courtyard to laboratory uses at their existing facility located at 50 Frontage Road.

Doug Hartnett, Principle of Highpoint Engineering, and Dr. William Wood, Site Director and Director of Chemistry at Cambridge Isotope Laboratories were present to represent the applicant. Mr. Hartnett explained that the site was developed in the early 1980s, and in 2004 Cambridge Isotope Laboratories went through a building expansion through the Special Permit process to build a 12,500 sf addition. This project is a reconfiguration of the existing facility to improve laboratory space and the heating ventilation and air conditioning systems onsite. Underutilized office space and an existing interior courtyard will be converted to laboratory space. The building as a whole is 56,266 sf and this will be an infill renovation of 3,210 sf. The parking regulations in the IA district call for 164 parking spaces and they will be providing 164 parking spaces. In regards to stormwater, the storm drain line will outflow to a new small underground detention basin. Mr. Hartnett showed a rendering of the infill and he added that the highest height including rooftop equipment is 38 ft.

Ms. Byerley informed the Board that most of the IDR comments were items that could be reviewed when the applicant applied for their building permit. The Department of Municipal Services would like to witness the test pits when the new detention area is put in. The Board of Health has requested a Title 5 Inspection prior to the issuance of the building permit and for an updated site plan showing the location of the chemical waste storage tank. The Fire Department has requested information on the sprinkler system and the diesel generator prior to the issuance of the building permit. The Planning Division requested an updated O&M Plan that details inspections on the old and new stormwater systems and more information on any bollards or fencing around the diesel generator. A Notice of Intent is not necessary from Conservation because the work is outside of the 100 ft buffer zone.

Ms. Knowles asked for more information on chemical storage. Dr. Wood informed her that there is no chemical storage onsite. The tank onsite is a water storage tank and all chemicals are put into a tank and shipped out of the facility to Fitchburg. Ms. Byerley added that the Board of Health has confirmed that the applicant is up to date with all of their reports. Ms. Duff asked when staff will be able to move into the building. Dr. Wood informed her that the building is already occupied and this renovation would not add additional staff.

Ms. Byerley recommended that the Board continue the public hearing so that the applicant could address the items brought up at the IDR.

50 Frontage Road – Cambridge Isotope Laboratories (cont'd):

On a motion by Ms. Duff seconded by Mr. Doherty the Board moved to continue the public hearing for Cambridge Isotope Laboratories to August 12th at 7:30 p.m. **Vote:** Unanimous (6-0).

Other Business:

The Board discussed the draft minutes from the June 10, 2014 and June 24, 2014 Planning Board Meetings. Ms. Knowles suggested that the June 10, 2014 minutes be changed under Krafton Way on page 3, 2nd paragraph, the second sentence which begins "For the waiver to regulation..." to read "Concerning the waiver to the..." for the sake of clarity. Mr. Doherty added that he also found a typo in the Election of Officers section in the June 10th minutes. It was decided that Ms. Knowles revisions would be made to the minutes and the typo in the Minutes section would be corrected, and the June 10th minutes would be brought back for approval at a subsequent meeting.

Ms. Knowles suggested that the June 24, 2014 minutes be changed under 25 New England Business Center Drive on page 3 a sentence towards the end begins "Ms. Knowles asked if it will be and Mr. McClusky stated that..." to "Ms. Knowles asked if the connection to the grid off-site will be underground and Mr. McClusky stated that she is correct and that the off-site connection would be within the existing conduit."

On a motion by Ms. Duff seconded by Mr. Doherty the Board moved to accept the minutes of June 24, 2014 as amended by Ms. Knowles. **Vote:** Unanimous (5-0).

Ms. Byerley informed the Board that the regularly scheduled Planning Board meeting of September 9, 2014 will need to be canceled or rescheduled due to a State Election. The Board is not permitted to hold meetings on the same day as an election. She suggested the members look at their calendars before the next meeting so that a new date can be chosen if necessary.

Krafton Way - 9 Union Street:

Mr. Bergeron opened the public hearings that were continued from the July 8th meeting on an application filed by Richard and Diane Krafton for a Definitive Subdivision Plan, a Special Permit for Earth Movement and a Special Permit for Disturbance of Slopes in Excess of 35% for a 2-lot subdivision to be located at 9 Union Street and to be known as Krafton Way.

Ms. Byerley informed the Board that the hearing was left open for the engineer to do a revision to the plan based on comments from the DPW and the water superintendent. The plan has been revised and submitted to those departments. She recommended that the Board close the public hearings and begin deliberations. Ms. Duff asked if the Town Engineer and the applicant's engineer had come to an agreement. Ms. Byerley stated that DPW is still not in favor of the requested waivers, but the applicant's engineer has adjusted the plan at the Town Engineer's request to reflect that construction will be to MassDOT standards. Mr. Pouliot asked if the Town Engineer was not in favor of the waiver for the slope. Ms. Byerley reviewed all of the waivers requested by the applicant. She added that the project is unique because the applicant has a limited access point to their property which is restricted by MassDOT.

On a motion by Ms. Duff seconded by Mr. Doherty the Board moved to close the public hearings on Krafton Way 9 Union Street. **Vote:** Unanimous (5-0).

Krafton Way - 9 Union Street Deliberations:

The Board began deliberations on Krafton Way. Ms. Knowles asked if the proposed condition no. 5 which limits the approval to two lots, would stop a third lot from opening up on the site. Ms. Byerley confirmed that she was correct, for a third lot to be developed a new application for a modification of the subdivision would have to come back before the Board. Ms. Duff asked if condition no. 13 regarding yard sprinklers is standard, and Ms. Byerley told her that she was correct. Ms. Knowles pointed out that condition no. 16 naming the owner of Lot 2 responsible in perpetuity is not written on the plan. Ms. Byerley stated that the owners of both lots have agreed that in lieu of an HOA the owner of Lot 2 will own the right of way and be responsible for complete maintenance with the owner of Lot 1 having rights to pass and repass. Ms. Knowles asked if that information is mentioned on the plan or only in the conditions and Ms. Byerley stated that it is in the conditions that will be recorded at the Registry of Deeds.

Mr. Doherty suggested the Board discuss the Town Engineer's disapproval of the waivers. Ms. Byerley stated the Subdivision Rules and Regulations were written with the understanding that a local street would be three houses, and did not take into account that it could be two houses on the same side of the street. An applicant always has rights to ask for a waiver request in a unique situation. The applicant only has 33 ft of an allowed opening because of the MassDOT restriction on the property, which is a unique situation. To center the pavement in the right of way, existing buildings on the property would have to be razed to meet a regulation that does not accomplish much of anything. Mr. Bergeron pointed out that DPW feels that accommodations have already been made in the local street classification. Ms. Byerley reminded the Board that the rules and regulations are the Planning Board's and not DPW, and they understand that it is the Planning Board that makes the ultimate decision. Mr. Doherty added that it will not be a high traffic roadway, and it will be the same cars traveling it that travel it now. Mr. Bergeron added that keeping the pavement off-center keeps the entrance further away from the Interstate 495 onramp. Ms. Knowles asked about the field review of the guardrail, and if for the safety of pulling in, the guardrail should just be added. Ms. Byerley stated that the radius of pavement will not be reduced so they will have a proper turn radius to make a safe turn in; it is the radius on paper that will be 10 ft.

On a motion by Ms. Duff seconded by Mr. Doherty, the Board moved to grant the waivers as requested as they are in the public interest and not inconsistent with the intent and purpose of the Subdivision Control Law.

Further the Board moved to find that the Krafton Way Definitive Subdivision Plan, Disturbance of Slopes in Excess of 35% Special Permit and Special Permit for Earth Movement is in conformance with the Subdivision Control Law, the Rules and Regulations Governing the Subdivision of Land in the Town of Andover, the recommendations of the Board of Health and also complies with the applicable provisions of the Andover Zoning Bylaw.

Further the Board moved to approve with conditions the applications for a Definitive Subdivision Plan, Disturbance of Slopes in Excess of 35% Special Permit and Special Permit for Earth Movement entitled "Krafton Way." **Vote:** Unanimous (5-0).

It should be noted that after the deliberations on Krafton Way, Mr. Pouliot left the room and did not return to the meeting.

Merrimack College:

Mr. Bergeron opened the Public meeting on an application filed by Merrimack College for a Site Plan Review – Dover Use for Merrimack College for four new dormitories and a community building. Mr. Bergeron reviewed the Planning Board meeting process for the audience as well as the Planning Board's review parameters for a Dover Use.

Felipe Schwarz, Assistant Vice President for External Affairs for Merrimack College introduced Chris Lovett from engineering firm VHB, Jim Loft from PROCON Architects and Attorney Bob Lavoie from Johnson & Borenstein all representing the applicant. Mr. Schwarz stated that it is the College's goal to transition from a commuter school to a more residential college and to house 80% of their student population on campus. This north campus development project site is on 4.4 acres of land that bisects the Town line with North Andover. The site has always been owned by the College and has been previously used as an outdoor hockey rink and is now used for overflow parking. The site is bound by Rock Ridge Road, Flaherty Road which is a private campus road and the Lot A church parking lot.

The project consists of four new residential buildings to accommodate 350 beds and a 19,000 sf student commons building. Two of the residential buildings will be in North Andover and two residential buildings and the commons building will be in Andover. Flaherty Road will be shared for pedestrians and service vehicles only. The interior walkway will be expanded from the athletic center to Elm Street. The first row of trees on Rock Ridge Road will remain, and they will look to retain others during construction. All buildings will be connected to the Andover water and sewer services which the College pays for. Under a sewer agreement with the Town, the College is currently building 1,400 linear feet replacement sewer pipe off of Burton Farm Road that addresses sewer capacity in the region. Stormwater will be captured onsite and directed to the existing detention basin across Elm Street through the drain line under Flaherty Road. The project also includes infiltration chambers to address recharge. The Conservation Commission will undertake the review and facilitate a peer review of the College's Stormwater Master Plan. The College has provided a traffic analysis and that shows this project will reduce traffic by promoting students to live on campus and not bringing cars. Mr. Schwarz also noted that those entering and exiting the college for these new buildings will generally do so at non-peak times and not contribute to current traffic problems.

Mr. Schwarz stated that the College has gone through two Interdepartmental Review meetings and has revised plans based on comments received. Placement of site utility lines has been adjusted. A fence will be added to the Rock Ridge Road side of the parcel and the fire lanes will be widened to improve access.

Mr. Schwarz reviewed the Dover Use topics and stated the College meets or exceeds all seven topics. He stated that yard sizes, lot area and building coverage are not applicable. In regards to open space, the 207 acre campus has 167.6 acres or 81% of open space. The project complies for height, there is no requirement associated with bulk and the buildings are identical in scale to the 2012 dormitories. The commons building is consistent in size with other buildings on

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campus. The front yard setbacks will be 40 ft. The setbacks from Rock Ridge Road will be 67 ft at Building No. 3, 54 ft at the commons building and 76 ft at Building No. 4. The parking requirement based on maximum occupancy is 1 parking space for every 4 people, and the College is providing 1 parking space for every 2.5 people. The site is currently used as an overflow parking lot, but the College has other areas on campus that can be used for event parking. They also rent out spaces at the office building across Elm Street during large events. To eliminate the need for students to bring cars to campus the College has Zip Car onsite and a campus shuttle. They are collaborating with the MVRTA Authority to get a bus stop on campus, and they are working with MassDOT for pedestrian improvements along Route 114.

Mr. Bergeron asked Mr. Schwarz to elaborate on why the yard sizes, lot area and building coverage are seen as non-issues by the Building Inspector. Mr. Schwarz stated that these items do not apply to a campus. Mr. Materazzo added that the SRB district requires 30,000 s.f. of land and the campus is over 200 acres. Mr. Bergeron asked Mr. Schwarz about the topics of the meetings that the College has been hosting. Mr. Schwarz stated there was a general project presentation, a meeting on drainage and stormwater and a meeting on water and sewer. Upcoming meetings are on traffic and parking and on public safety. Mr. Bergeron asked if the meetings were well attended and Mr. Schwarz stated attendance has been 5 to 8 people.

Mr. Doherty asked about the outcome of the IDR. Mr. Materazzo stated that Town Counsel has confirmed that the project is a Dover Use which limits the Planning Board's purview to seven criteria and Site Plan Review is a recommendation to the Inspector of Buildings. During the IDR, the DPW discussed the utility layout and agreed on a utility plan. The Fire Department had questions about circulation for safety and emergency response and the College has addressed their comments. Planning asked for an increased buffer along Rock Ridge Road and the College agreed to provide a fence and more landscaping. There were also discussions on preventing light from spilling off of the property, parking, and if the College would consider reducing some of the pavement width along Flaherty Way and creating a curb stop to shield the neighborhood from common traffic.

Mr. Materazzo asked Mr. Schwarz to elaborate on how the area would be serviced from the core campus. Mr. Schwarz stated the buildings will be serviced from the Sakowich Center with all deliveries and trash pickup at the Sakowich Center. Mr. Bergeron asked if other areas of campus are serviced by Rock Ridge Road. Mr. Schwarz showed the driveway that delivery trucks use from Rock Ridge Road and added that the parking lot that can access Rock Ridge Road is a one way out of campus.

Mr. Chiozzi asked why the Commons Building is placed on the south side of the development instead of north. Mr. Schwarz answered that the south side placement creates an interior courtyard which will be an active student space where the path through campus will start. Mr. Chiozzi offered that if the commons building was moved to the north side it would break up the massing on the Rock Ridge side.

Mr. Doherty asked how much open space is on the entire property and Mr. Schwarz answered 81% of the campus is open space. Mr. Doherty asked why they are picking this location for the

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project. Mr. Schwarz answered that this location was chosen for the campus design element and the proximity to both existing utilities and the campus center. Mr. Doherty expressed displeasure that for the convenience of utilities the College would put this development next to a neighborhood. Mr. Schwarz answered that utilities are one element; it is also proximity to the campus center, library and academic quad. Mr. Bergeron asked what percentages of the open space are playing fields. Mr. Schwarz did not have an exact percentage and Chris Lovett of VHB, added that there is a large portion of wetlands that circle the campus.

Ms. Knowles asked what the College's larger plan is in regards to ultimate build out and student size. Mr. Schwarz answered that the College's strategic plan for growth calls for an undergraduate population of 3,000 students and to house 80% of that population. He added that there will be additional building projects in the future but the College does not have a Master Plan to roll out at this point. Ms. Knowles stated that she is concerned about incrementalism.

Mr. Chiozzi asked what the total number of rooms on campus is including this project, and Mr. Schwarz answered around 2,300 beds. Mr. Doherty asked why they couldn't flip this project to the other side on Route 114 to be further away from the neighborhood. Mr. Bergeron stated that it is his understanding that the College does not need Planning Board approval for this project. Mr. Materazzo stated the Town has set up this process as a courtesy, but the College could forego the process and pull a building permit. Mr. Bergeron asked what the limits are of the Planning Board. Mr. Materazzo answered that as advised by Town Counsel the Planning Board's hands are tied by virtue of the Massachusetts State Law Chapter 40A Section 3. Mr. Doherty reiterated that the College should change the plan to put the development in the Sullivan parking lot on Route 114. Ms. Duff stated that she is sympathetic to the neighborhood but she also understands that the College has the right to do this project. Mr. Bergeron asked if there was a site selection process and Mr. Schwarz stated that the College deemed this as the best location. Mr. Chiozzi asked if they could look into reducing the size of the project or moving the commons building for minimum impact. Mr. Schwarz stated that they would look into it.

Mr. Bergeron asked what the history of the land in regards to Merrimack and the neighborhood. Mr. Schwarz stated that the land has always been college property. Mr. Bergeron stated that he was wondering if the homes off of Rock Ridge Road preexisted the College.

Mr. Bergeron opened the hearing up to public comments. He asked those who chose to speak to give their name and address for public record. He asked that anyone who is speaking for a group of people to submit a list of the names and addresses of whom they are speaking for, otherwise you cannot speak on behalf of a group. He also asked for anyone who chooses to speak to try to keep to the seven items as best as they can.

Melissa Marquis of 3 Woodcliff Road stated that she was representing the Coalition for Merrimack College Smart Growth (see residents that represent the Coalition for Smart Growth attached). She stated that the coalition supports the growth for Merrimack College, but also would like to preserve Austin Green. She stated she has 700 signatures on a petition. Her group would like to slow the project down as a whole because a lot has happened in the neighborhood since 2012. These were concerns with the 2012 Phase I project. This piece of land is the only

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remaining space as a buffer between the College and the neighborhood. This project will mean the addition of 650 new people in four years. She asked what specific Merrimack College issues will be tracked and acted upon.

Joanna Reck of 15 Rock Ridge Road also representing the Coalition for Merrimack College Smart Growth stated that her family has been in Andover for four generations and she is an architect, the Chair of the Ballardvale Historic District and member of the Preservation Commission. She stated that in 2012 Merrimack discussed a Master Plan to be shared with the neighborhood, but it was not shared. She showed a diagram of campus and pointed out the current buffering that the neighborhood has from the student residences. She stated that with this project the neighborhood would become an island surrounded by students. She showed possible alternative areas of campus for this project and added that existing dorms are close to wetlands. She suggested that the dorms be placed in an area next to Austin Hall. She added that the proposed site is so jammed there could not be mitigation to help the residents besides a Berlin wall type structure. She wants the College to grow and add more dorms, just not on that site.

Jeff Raymond of 18 Fox Hill Road representing the Coalition for Merrimack College Smart Growth stated that the 2012 project was similar to this but it was internal to the campus and already in an area where students live. This project leaves no separation between the dorms and the neighborhood. The site selection is a recipe for disaster. The dorms from 2012 are what worked internally and are now being put externally. The porches will face a neighborhood. The neighborhood is made up of single family ranch homes and comparing the sizes, these buildings will dwarf the homes. In the footprint of one dorm you could fit 20 homes. Some of the buildings are taller than the allowed height requirements. He added that he did not see how you could mitigate the buffering of height.

Mr. Chiozzi asked what the height limit is and Mr. Materazzo stated 45 ft. Mr. Bergeron asked if any building on campus could be that high, and Mr. Materazzo stated that he was correct. Mr. Materazzo then asked Mr. Schwarz the height of the buildings. Mr. Loft stated the height of the commons building is 45 ft. Ms. Duff stated that she was surprised by how close the buildings are to the street and Mr. Schwarz replied that they are placed beyond the setback. Mr. Bergeron asked if there was a porch or egress along the rear and Mr. Schwarz answered that there are direct entrances into one or two units or a resident advisor unit. Mr. Chiozzi noted that they are porches not balconies. Mr. Chiozzi then asked if the residences are 37 ft to the peak of the ridge and he was told that they were.

Mr. Doherty asked what year the residents will be and Mr. Schwarz stated that any year student could live in the buildings. Mr. Materazzo asked Mr. Schwarz to explain the security measures. Mr. Schwarz stated that there would be security cameras throughout the site as well as the presence of resident advisors and the Merrimack Police. Mr. Chiozzi asked for a description of the floor plan. Mr. Schwarz stated that each unit would have two or three bedrooms, a living room and a bathroom. The first floor units would access one side and the second and third floor units would access the other side directly into their units. Mr. Chiozzi asked why access wasn't from one side and Mr. Loft stated that it wouldn't fit with the stairways and it would waste space. Jeff Raymond of 18 Fox Hill Road stated that the Coalition would prefer that all doors

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are on one side. Mr. Bergeron asked if entrances would be on the Rock Ridge Road side of the building and Mr. Schwarz stated that they would, but there would be no sidewalk on that side of the building.

Steve McGrath of 66 Brookfield Road representing the Coalition for Merrimack College Smart Growth stated that he wanted to talk about the bulk and what it would bring. In the police log Merrimack College has a booking address of 50 Fox Hill Road. Since September 2012 there have been 37 arrests, 2 with guns and 5 with weapons charges, 10 assault and battery charges and 1 of a person put in protective custody booked at that address. Crime follows Merrimack's school schedule and he expects crime to grow with these dorms. Mr. Bergeron asked to whom the neighborhood should direct their concerns about crime as it is not under the Board's purview. Mr. Materazzo answered the Police Chief. Mr. Schwarz added the College would be hosting a neighborhood meeting about crime on Monday with the Merrimack College Police Chief in attendance.

Melissa Rivers of 8 Fox Hill Road stated that she had lived at her address for twelve years and she was speaking for herself. She added that she is an attorney and she knows that the Dover Amendment allows for the Board to place restrictions on the seven items, and she hopes that the Board does consider allowable restrictions. The bulk of the buildings and the number of students raises concerns about noise and light. She stated even now she hears nuisance noises from the campus and she fears it will get worse. She informed the Board that she has called the police 3 times since in the last six months for crime. She is concerned about noise that will come from mechanical equipment onsite and wants to know how the College plans to meet State and Town standards on noise. She is concerned about light pollution from the rooms and security lights that will affect the quality of life in the neighborhood. She added that the mass of the buildings will cause this to be amplified. Mr. Bergeron asked if she was suggesting stricter restrictions be placed on the College on items in which they in conformance with the zoning regulations. Ms. Rivers stated that the he was correct and that the Board has rights that can be pursued. Ms. Duff noted that the College has been there for a long time, and students are part of their business. Members of the audience stated that they have been buffered until now.

Jennifer Ross of 66 Brookfield Road stated the neighborhood has significant water issues and many of the houses have sump pumps and basement systems. There have been new water problems since 2012. She is concerned the removal or damage of established trees and grass as Austin Green is already prone to flooding. She stated that she has seen available land and asks the College to build elsewhere. Mr. Materazzo stated that the College has filed with Conservation and a third party consultant will review the drainage. Conservation will hold their hearing on August 5th.

Mr. Doherty asked about sewer comments at the IDR. Mr. Materazzo stated that the water and sewer superintendent was not at the IDR. To obtain a building permit the known sewer issues need to be fully resolved. The sewer commissioner is currently reviewing the documents. He added that the College has already taken steps to correct matters on campus and offsite and there is a betterment going on right now on a Town way to improve the blockage downstream.

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Diane LeBlanc spoke on behalf of her mother who resides at 33 Fox Hill Road. She stated that the Townhouses about her mother's house and her backyard is very dark. The initial 2012 dorm plan was to tear down a building on campus and put new dorms closer to the neighborhood. She questioned what other areas on campus were considered. When she was a child she played on wetlands on campus that buildings were subsequently built on. She doesn't understand why the College keeps encroaching on the neighborhood as there is plenty of land to build. She added that they have tried to be good neighbors and have put up with a lot of things from the kids. Mr. Chiozzi asked if the wetlands had been filled in. Mr. Schwarz stated that he could not speak to wetlands being filled in for past projects, but he showed the wetlands delineated on the campus.

Jon Aronson of 44 Brookfield Road stated that it was his understanding that the land was gifted to Merrimack and he asked if anyone could speak to the terms of that. His assumption is that when land is gifted it is generally gifted as green space for the campus and neighborhood. Mr. Bergeron asked if anyone had any information on the history of the area. Jennifer Sylvester of 50 Brookfield Road stated that she does not have all of the information, but she had done some preliminary research. The original deed shows the land being gifted by Margaret Higgins in 1948. She stated that Austin Green was originally part of the subdivision but was not included in the sale of the subdivision to developer William Heard. She added that in 1958 William Heard gifted the land on Fox Hill Road that the Town Houses are on to Merrimack. She stated that it should be noted that the land was going to originally be neighborhood, but then it was given to Merrimack College, as one would think the be a natural barrier from the neighborhood. Mr. Materazzo asked Mr. Schwarz if he was aware of any restrictions on the land Mr. Schwarz stated that Merrimack was not aware of any restrictions.

Scott Robb of 7 Rock Ridge Road stated that he grew up in Town and the Merrimack land that now looks like overgrown woods and called wetlands was corn fields. Barbara L'Italien of 5 Harper Circle stated that she grew up on Elysian Drive, is a Merrimack Alum and former State legislator. She stated as a child her brothers played baseball behind Monican and it was not a wetland. The Board needs to consider if they want to hide behind the Dover Amendment or vote their conscience. They should consider what they would do if the Dover Amendment was not in place. The College was set up by Cardinal Cushing as a commuter college and they need to consider the neighbors.

Kristen Spinella of 23 Rock Ridge Road stated that tractor trailers trucks come down Rock Ridge Road fast and at all times of the day. With the addition of more students, there will be a new kitchen and new loading docks. She added that on the weekends the fire trucks are always coming to the campus, and it is not just resident student cars that should be considered, it is also any friends that they have come to visit campus. She wants to know who will police this. She added that last summer there was a car accident and campus police would not come.

Lesley Gibson of 17 Brookfield Road stated that students coming from downtown Andover walk through the neighborhood at all hours of the night. She added that since the Rogers Center was built they have seen a difference in the water table, had to install a sump pump and there is now a spring in her yard. She added that the last time the College did a site survey or testing it was

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during a period of dry weather. Mr. Materazzo stated that that was something to discuss with Conservation.

Matt Wilson of 200 Elm Street stated that the stormwater from Merrimack drains behind his house and he wanted to know if plans will be made public and how much more water will be behind him. Mr. Lovett of VHB stated that the Elm Street basin was put in ten years ago. Most of the drainage discharges to Berry Brook. There is excess capacity in the bank. Mr. Wilson stated that it is standing water until it drains and he is worried about swamplands and mosquitoes. Mr. Schwarz noted that the Town of Andover made Merrimack build those basins. Mr. Lovett added that it is designed for the water to drain, not for there to be standing water.

John Barry of 57 Brookfield Road stated that he is a member of the Finance Committee and he is hearing a resounding cry to consider alternatives. The College has been a good neighbor and he is amazed by this steamrolling. Their Agenda for Distinction calls for mutual respect and honor. He is shocked that Merrimack is taking this approach.

Jon Aronson of 44 Brookfield Road asked if they could expect accommodations and for the College will work with the neighborhood. Mr. Schwarz stated that they could expect more meetings. Joanna Reck of 15 Rock Ridge Road added that she would like to see a Master Plan and that if Merrimack does not have one that is worrisome. Ms. Duff stated that a Master Plan for the College is out of the Planning Board's purview. Melissa Marquis of 3 Woodcliff stated that in 2012 they were told that Austin Green would not be built on. The neighborhood is made up of a lot of seniors and children and right now there is a traffic problem.

Mr. Doherty stated that he puts it to the Selectmen to get the President of Merrimack to speak with them. Leslie Gibson of 17 Brookfield Road asked if suggestion is to bombard the Selectmen and Mr. Materazzo stated that the Planning Board cannot advise on that. Jennifer Sylvester of 50 Brookfield Road stated that they had been told that if anything was not in the purview of the Planning Board, they would advise as to who can help. Mr. Materazzo offered that they should contact the Town Manager and the Board of Selectmen. She asked about other considerations like property values and taxes and Mr. Bergeron stated that she should reach out to the Selectmen.

Ms. Knowles asked what else the Board can consider outside of the seven requirements and asked if they could consider traffic. Mr. Materazzo stated that Town Counsel has advised to stay within the seven parameters. Ms. Knowles stated that the Board was given a traffic analysis, but no background information on peak times on Elm Street and she would like additional information. Mr. Schwarz stated that the analysis was performed using the State standard which is very conservative for a dorm project. The new buildings will only generate a handful of janitorial, food service and resident life staff all of which will be off of peak shifts.

The Board discussed a site walk and it was determined that a site walk would take place on August 12th at 6:30 p.m. As part of the site walk, the Board will tour the dorms that were built in 2012 to see the similar floor plan.

Merrimack College (cont'd):

Paulette Grundeen of 37 Fox Hill Road asked if the parking analysis only took into account residents and staff or if it also included functions. Mr. Schwarz stated that the College is looking at other grassed areas for overflow parking. They currently have a partnership with the office building across Elm Street for overflow parking. Mr. Materazzo asked Mr. Schwarz to be prepared with a parking plan for the next meeting. Kristen Spinella of 23 Rock Ridge Road asked how parking and traffic will be handled on move-in / move-out day and Mr. Bergeron stated that the Planning Board cannot regulate that. Mr. Schwarz added that the next neighborhood meeting will be on Thursday at 7 p.m. at Cascia Hall and the topic will be transportation.

Melissa Marquis of 3 Woodcliff Road asked how the Board is tracking what Merrimack has to do based off of this meeting. Mr. Bergeron stated that notes have been taken during this meeting and at the next meeting all concerns will be laid out and how they can be addressed and by whom.

Mr. Materazzo asked the Board if they needed additional information from Merrimack and Mr. Chiozzi stated that he would like to see floor plans. Mr. Doherty stated that he would like to see a history of the campus. Ms. Knowles stated that she would like information on overflow parking. Mr. Materazzo confirmed that for the next meeting information should be presented on parking, traffic, floor plans and a history of the area.

On a motion by Ms. Duff seconded by Mr. Doherty the Board moved to continue the public meeting on Merrimack College to August 12th at 8:15 p.m. **Vote:** Unanimous (5-0).

Adjournment: The meeting was adjourned at 9:58 p.m.

MERRIMACK COALITION FOR SMART GROWTH - 8/1/14

| NAME | ADDRESS | TOWN |
|----------------------|---------------------|---------------|
| Allyson Perry | 75 Park Street | North Andover |
| Andrew Tubinis | 4 Pauline Drive | Andover |
| Barbara Theberge | 52 Marbleridge Road | North Andover |
| Bert Ouellette | 30 Foxhill Road | Andover |
| Beth Haskell Raymond | 18 Foxhill Road | Andover |
| Cam Mears | 14 Foxhill Road | Andover |
| Camille Ouellette | 30 Foxhill Road | Andover |
| Carina Logue | 199 Martin Avenue | North Andover |
| Caryl Barry | 57 Brookfield Road | Andover |
| Charlotte Page | 54 Brookfield Road | Andover |
| Chelsea Frei | 3 Basswood Lane | Andover |
| Craig Gibson | 17 Brookfield Road | Andover |
| Dale Cunningham | 61 High Street | Andover |
| Daniel Walsh | 27 Rockridge Road | Andover |
| Dave Johnson | 61 Brookfield Road | Andover |
| Dave Waller | 20 Brookfield Road | Andover |
| David Gagnon | 3 Dallon Road | Andover |
| David Hoffman | 6 Morton Street | Andover |
| Deirdre Robb | 7 Rockridge Road | Andover |
| Diane LeBlanc | 33 Foxhill Road | Andover |
| Donna Gagnon | 58 Brookfield Road | Andover |
| Eliz Reid | 87 Pleasant Street | North Andover |
| Hannah Cunningham | 61 High Street | Andover |
| Helen Waller | 20 Brookfield Road | Andover |
| Irene McEvoy | 210 Chickering Road | North Andover |
| James Costello | 7 Foxhill Road | Andover |
| Jean Furness | 48 Brookfield Road | Andover |
| Jeff Raymond | 18 Foxhill Road | Andover |
| Jennifer Ross | 66 Brookfield Road | Andover |
| Jennifer Sylvester | 50 Brookfield Road | Andover |
| Jim Logue | 199 Martin Avenue | North Andover |
| Jim Toomey | 125 Main Street | Andover |
| Joanna Reck | 15 Rockridge Road | Andover |
| John Baker | 75 Park Street | North Andover |
| John Barry | 57 Brookfield Road | Andover |
| Jon Aronson | 44 Brookfield Road | Andover |

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| Joseph Sylvester | 50 Brookfield Road | Andover |
| Judy Wakefield | 62 Brookfield Road | Andover |
| Kara Walsh | 27 Rockridge Road | Andover |
| Kristin Spinella | 23 Rockridge Road | Andover |
| Kristyn Perry | 75 Park Street | North Andover |
| Lesley Gibson | 17 Brookfield Road | Andover |
| Liam McEvoy | 83 Old Farm Road | North Andover |
| Maria Gagnon | 3 Dallon Road | Andover |
| Mary Fran McDermott | 474 Great Pond Road | North Andover |
| Melissa Marquis | 3 Woodcliff Road | Andover |
| Melissa Rivers | 8 Foxhill Road | Andover |
| Michael Assenzo | 43 Brookfield Road | Andover |
| Natalie Gibson | 17 Brookfield Road | Andover |
| Paul Theberge | 52 Marbleridge Road | North Andover |
| Paulette Grundeen | 37 Foxhill Road | Andover |
| Peter Morris | 53 Brookfield Road | Andover |
| Richard Furness | 48 Brookfield Road | Andover |
| Richard Karelis | 17 Popular Road | North Andover |
| Rosalie Toubes | 3 Woodcliff Road | Andover |
| Ryan Walsh | 27 Rockridge Road | Andover |
| Saleha Walsh | 27 Rockridge Road | Andover |
| Scott Robb | 7 Rockridge Road | Andover |
| Scott Wakefield | 62 Brookfield Road | Andover |
| Steve McGrath | 66 Brookfield Road | Andover |
| Tahmina Ruui | 52 Marbleridge Road | North Andover |
| Tia Perry | 61 Wentworth Avenue | North Andover |
| Tracey Aronson | 44 Brookfield Road | Andover |
| William Page | 54 Brookfield Road | Andover |